

Barton Lodge

Station Road, Barton under Needwood, DE13 8DR



Available with no upward chain, this appealing ground floor one bedroom apartment is situated at the front of the development facing Station Road in a central village location handy for shops, pubs, doctors and other amenities.

£85,000

John German 

Barton Lodge is managed by Anchor Housing Association, there is a Scheme Manager on site and it is for the benefit of over 55's. The site has a laundry room, a guest suite and each property is equipped with a door entry phone system, communal TV points and direct call system to Anchor Housing.

Accommodation - A storm canopy and glazed door open into the entrance hall with a further glazed door leading to the well proportioned lounge/dining room with feature fireplace, useful folding table, window to front and telephone intercom system.

A door from the lounge leads to the inner hall which gives access to the kitchen, shower room and double bedroom.

The refitted kitchen features a range of cabinets, AEG hob, cooker hood, Stoves oven, sink unit with mixer tap, plumbing for a washing machine, the Ideal gas fired boiler and space for a fridge/freezer.

The bathroom has a walk-in bath with shower over, wash basin and WC.

Completing the accommodation is a double bedroom that overlooks the rear and has a range of fitted wardrobes and chest of drawers.

There are attractive maintained communal grounds with resident and visitor parking.

A monthly management charge includes the services of the scheme manager, exterior decoration and window cleaning, buildings insurance, grounds maintenance and the emergency call system. A contribution towards the sinking fund for capital expenditure is also payable on the sale of the property.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Residents parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/25092024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

GROUND FLOOR



Agents' Notes

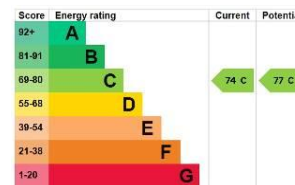
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German
21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA
01283 716806
barton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

